

SUBJECT: Meeting Minutes for May 13, 2014 Board Meeting

The May 13, 2014 meeting of the Capital Development Board was held by video-conference at the James R. Thompson Center, 100 West Randolph Street, Suite 14-600, Chicago, Illinois, the Stratton Office Building, 401 South Spring Street, Third Floor, Springfield, Illinois and the Illinois Department of Transportation Office, 1102 East Port Plaza, Collinsville, Illinois.

The following Board Members were present:

**Springfield**

Peter O'Brien, Sr., Chairman  
Stewart Muñoz  
Miles Beatty, III  
William A. Lowry, Sr.

**Collinsville**

Glyn Ramage

**Chicago**

Anthony Garippo

Others present:

**Springfield**

Jim Underwood, CDB  
Amber Evans, CDB  
Tom Klein, CDB  
Amy Romano, CDB  
Adrienne Levatino, CDB  
Kirk Fernandes, CDB  
Rich Meyer, CDB  
Mike Wilson, CDB  
Jesse Martinez, CDB  
Brad Klein, White & Borgognoni  
Gail White, White & Borgognoni  
Gary Kitchen, CDB  
Tim Patrick, CDB  
Terry Phelan, CDB  
Ed James, CDB  
Shannon Miller, CDB  
Lisa Mattingly, CDB  
Paula Sorensen, CDB  
Gus Behnke, CDB  
Joseph Vitowsky, U of I  
Marcy Joerger, CDB  
James Cockrell, CDB  
Shannon Bookey, CDB

**Chicago**

Karla Springer, CDB  
Andrea Bauer, CDB  
Roxanne Knapp, Knight E/A  
Darnell Barnes, CDB  
Mike Ciarahan, Thorton Tomasetti

Chairman O'Brien called the meeting to order at 10:37 a.m.

Mr. Thomas Klein, Chief General Counsel, swore-in new board member, William A. Lowry, Sr. Chairman O'Brien welcomed Mr. Lowry and expressed his appreciation for joining the Board. Mr. Lowry thanked Chairman O'Brien and stated that it is a pleasure to serve on the Board.

Amber Evans took roll call. For the record, Chairman O'Brien and members Stewart Muñoz, Miles Beatty and William Lowry were present at the Springfield meeting site. Member Anthony Garippo was present at the Chicago meeting site. Member Glyn Ramage was present at the Collinsville meeting site.

Mr. Muñoz moved and Mr. Ramage seconded a motion for adoption of the agenda. Chairman O'Brien called for a vote, which was approved unanimously.

Mr. Beatty moved and Mr. Muñoz seconded a motion to approve the minutes of the March 11, 2014 meeting. Chairman O'Brien called for a vote, which was approved unanimously.

All attendees and guests in Springfield and Chicago introduced themselves to the Board.

Mr. Ron Wright presented the following Change Order and answered questions from Board members:

**CHANGE ORDER – General Jones Armory**

Replace Roofs/Exterior Repairs

Chicago, Cook County, Illinois

CDB Project No. 546-070-025

A/E: Knight E/A, Inc.

**Change Order G-2..... \$106,200.00**

Mr. Muñoz moved and Mr. Beatty seconded a motion to approve the change order. Chairman O'Brien called for a vote, which was approved unanimously.

Mr. Wright presented the following Change Orders and answered questions from Board members:

**CHANGE ORDERS – Camp Lincoln**

Install Geothermal System

Springfield, Sangamon County, Illinois

CDB Project No. 546-325-066

A/E: Hanson Professional Services

**Change Order H-2..... \$155,000.00**

**Change Order E-2..... \$13,998.55**

**TOTAL - All Change Orders..... \$168,998.55**

Mr. Muñoz moved and Mr. Lowry seconded a motion to approve the change orders. Chairman O'Brien called for a vote, which was approved unanimously.

Mr. Wright presented the following Change Orders and answered questions from Board members:

**CHANGE ORDERS – Supreme Court**

Renovate Supreme Court Building  
Springfield, Sangamon County, Illinois  
CDB Project No. 007-010-023  
A/E: 42/40 Architecture, Inc.

**Change Order P-6..... \$64,126.27**  
**Change Order H-2..... \$43,177.61**  
**Change Order V-3..... \$53,207.52**  
**Change Order E-7..... \$90,938.79**

**TOTAL - All Change Orders..... \$251,450.19**

Mr. Muñoz moved and Mr. Garippo seconded a motion to approve the change orders. Chairman O'Brien called for a vote, which was approved unanimously.

Mr. Wright presented the following Proceed Order and introduced Mr. Gail White with White & Borgognoni who gave a brief presentation of the project and answered questions from Board members:

**PROCEED ORDER – University of Illinois at Champaign - Main Library**

Window Replacement & Tuck-pointing  
Urbana, Champaign County, Illinois  
CDB Project No. 830-010-338  
A/E: White & Borgognoni Architects

**Proceed Order G-1 ..... \$680,000.00**

Mr. Muñoz moved and Mr. Beatty seconded a motion to approve the proceed order. Chairman O'Brien called for a vote, which was approved unanimously.

Mr. James Cockrell presented the following A/E selection recommendation:

1.	102-519-013	<b>DEPARTMENT OF NATURAL RESOURCES</b> Replace Sewer Lines Eagle Creek State Park Shelby County, Illinois 1. The Upchurch Group, Inc. 2. Quigg Engineering, Inc. 3. Hurst-Rosche Engineers, Inc.	Appropriation: \$1,100,000 Project Cost: \$1,100,000
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Mr. Beatty moved and Mr. Muñoz seconded a motion to approve the previous recommendation for the selection of architects/engineers. Chairman O'Brien called for a vote, which was approved unanimously.

The following two A/E selections were taken under one motion:

Mr. Cockrell presented the following A/E selection recommendation:

2.	120-215-063	<b>DEPARTMENT OF CORRECTIONS</b> Replace Roofing Systems (C-3) Sheridan Correctional Center LaSalle County, Illinois 1. Kathleen O'Donnell, PC 2. DLZ Illinois, Inc. 3. Sarti Architectural Group, Inc.	Appropriation: \$725,000 Project Cost: \$725,000
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Mr. Garippo questioned why the project cost was so high on such a little amount of square footage. Mr. Wright said that he would look into it and get back to him with an answer as soon as possible.

Mr. Cockrell presented the following A/E selection recommendation:

3.	120-245-072	<b>DEPARTMENT OF CORRECTIONS</b> Upgrade Building 19 Vienna Correctional Center Johnson County, Illinois 1. White & Borgognoni Architects, PC 2. Design Architects, Inc. 3. Architechniques, Ltd.	Appropriation: \$600,000 Project Cost: \$6,350,000
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Mr. Lowry moved and Mr. Muñoz seconded a motion to approve the previous two recommendations for the selection of architects/engineers. Chairman O'Brien called for a vote, which was approved unanimously.

Chairman O'Brien presented the proposed FY15 CDB Board Meeting Schedule for Board approval.

<b>PROPOSED FY15 CDB BOARD MEETING SCHEDULE</b>		
<b>DATE</b>	<b>TIME</b>	<b>LOCATION</b>
July 8, 2014	10:30 a.m.	Chicago, Springfield & Collinsville video-conference
August 12, 2014	10:30 a.m.	Chicago, Springfield & Collinsville video-conference
September 9, 2014	10:30 a.m.	Chicago, Springfield & Collinsville video-conference
October 14, 2014	10:30 a.m.	Chicago, Springfield & Collinsville video-conference
November 18, 2014	10:30 a.m.	Chicago, Springfield & Collinsville video-conference
December 9, 2014	10:30 a.m.	Chicago, Springfield & Collinsville video-conference
January 13, 2015	10:30 a.m.	Chicago, Springfield & Collinsville video-conference
February 10, 2015	10:30 a.m.	Chicago, Springfield & Collinsville video-conference
March 10, 2015	10:30 a.m.	Chicago, Springfield & Collinsville video-conference
April 14, 2015	10:30 a.m.	Chicago, Springfield & Collinsville video-conference
May 12, 2015	10:30 a.m.	Chicago, Springfield & Collinsville video-conference
June 9, 2015	10:30 a.m.	Chicago, Springfield & Collinsville video-conference

Mr. Munoz moved and Mr. Ramage seconded a motion to approve the Proposed FY15 CDB Board Meeting schedule. Chairman O'Brien called for a vote, which was approved unanimously.

Mr. Cockrell noted the following Emergency Director A/E Selections as informational items:

1.	120-231-030	<b>DEPARTMENT OF CORRECTIONS</b> Renovate and Upgrade Facility Illinois Youth Center Joliet, Will County, Illinois  FIRM SELECTED: DLR Group, Inc.	Project Cost: \$TBD
2.	321-010-097	<b>DEPARTMENT OF HUMAN SERVICES</b> Emergency Building Automation Upgrade Alton Mental Health Center Joliet, Will County, Illinois  FIRM SELECTED: Woolpert, Inc.	Project Cost: \$20,000

Mr. Cockrell noted the following State's Best Interest Director A/E Selections as informational items:

1.	040-010-094	<b>DEPARTMENT OF VETERANS' AFFAIRS</b> Replace Chimney Stack, Ash Handling System Quincy Veterans' Home Adams County, Illinois  FIRM SELECTED: Klingner & Associates, PC	Project Cost: \$2,302,000
2.	102-311-096	<b>DEPARTMENT OF NATURAL RESOURCES</b> Replace Beach Concession Illinois Beach State Park Lake County, Illinois  FIRM SELECTED: Hanno Weber & Associates Architecture	Project Cost: \$2,000,000
3.	102-790-002	<b>DEPARTMENT OF NATURAL RESOURCES</b> Rehabilitate Sewage Treatment Plant Wildlife Prairie Park Peoria County, Illinois  FIRM SELECTED: Donohue & Associates, Inc.	Project Cost: \$1,812,000

4.	104-212-015	<b>HISTORIC PRESERVATION AGENCY</b> Renovate and Repair the Hotel Florence Pullman Factory Historic Site Chicago, Cook County, Illinois  FIRM SELECTED: Knight E/A, Inc.	Project Cost: \$230,000
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5.	630-000-142	<b>DEPARTMENT OF TRANSPORTATION</b> Upgrade Electrical Systems/ Replace Controls and Construct/Renovate Restrooms District 1 (Emergency Traffic Patrol Headquarters and Dan Ryan Headquarters)  FIRM SELECTED: WMA Consulting Engineers, Ltd.	Project Cost: \$822,000
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6.	818-010-096	<b>BOARD OF HIGHER EDUCATION</b> LEED and Building System Commissioning Construct Performing Arts Center Western Illinois University Macomb, McDonough County, Illinois  FIRM SELECTED: KJWW, PC	Project Cost: \$500,000
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Mr. Cockrell noted the following Director A/E Selections as informational items:

1.	120-175-131	<b>DEPARTMENT OF CORRECTIONS</b> Replace Roofing Systems - Laundry Building Menard Correctional Center Randolph County, Illinois  FIRM SELECTED: Quadrant Design, Inc.	Project Cost: \$70,000
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2.	291-275-004	<b>DEPARTMENT OF STATE POLICE</b> Upgrade of Exterior Entry Doors Illinois State Police Central Headquarters Springfield, Sangamon County, Illinois  FIRM SELECTED: Prather Tucker Associates, Inc.	Project Cost: \$40,000
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3.	815-010-652	<b>BOARD OF HIGHER EDUCATION</b> Remove Three Underground Storage Tanks Eastern Illinois University Charleston, Coles County, Illinois  FIRM SELECTED: ESI Consultants, Inc.	Project Cost: \$300,000
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Mr. Muñoz moved and Mr. Beatty seconded a motion to move to Executive Session at 11:35 a.m. for the purpose of discussing a mediation update. Chairman O'Brien called for a vote, which was approved unanimously.

Executive Session was convened. One item of business was discussed.

Mr. Muñoz moved and Mr. Lowry seconded a motion to return to open session. Chairman O'Brien called for a vote, which was approved unanimously.

Regular session was reconvened at 11:56 a.m.

Director Underwood gave a brief project report and personnel update.

Ms. Lisa Mattingly provided an answer to Mr. Garippo's question regarding the prior A/E Selection of CDB project no. 120-215-063 at the Sheridan Correctional Center. Ms. Mattingly explained that the project description was incorrect and that the building is only one-story, not three-story as described. Mr. Garippo thanked Ms. Mattingly for her quick response.

Mr. Muñoz moved and Mr. Beatty seconded a motion to adjourn. Chairman O'Brien called for a vote, which was approved unanimously. Motion carried and the meeting adjourned at 11:59 a.m.